

# City of Gainesville

*City Hall  
200 East University Avenue  
Gainesville, Florida 32601*



## **Minutes - Final**

**Wednesday, October 1, 2014**

**1:00 PM**

**Roberta Lisle Kline Conference Room**

## **Community Development Committee**

*Commissioner Craig Carter, Chair  
Commissioner Randy Wells, Member*

*Persons with disabilities who require assistance to participate in this meeting are requested to notify the Equal Opportunity Department at 334-5051 or call the TDD phone line at 334-2069 at least two business days in advance.*

## CALL TO ORDER - 1:05 PM

## ROLL CALL

**Present** 2 - Commissioner Wells, and Carter

## ADOPTION OF THE AGENDA

*The agenda was adopted with modifications by consensus to hear item # 140190 on Food Trucks issues before items # 130596, 140070, 130506 and 130958 on the affordable housing issues.*

**Adopted**

## APPROVAL OF MINUTES

[140331.](#) Community Development Minutes of September 3, 2014 (B)

**RECOMMENDATION** *The Community Development Committee approve the Minutes of September 3, 2014 as circulated.*

**Approved by Consensus**

## DISCUSSION OF PENDING REFERRALS

*These minutes are a summary of the meeting, not a verbatim discussion. A copy of the meeting recording may be provided upon request.*

[130591.](#) Review of Pending CDC Referrals (B)

*Planning and Development Services Director Steve Dush reported to the Community Development Committee that the Pending Referrals List has been reorganized in accordance to category relevance.*

*After the Community Development Committee reviewed and discussed each referral items' current status, and considered staff's recommendation, Commissioner Wells moved and Chair Carter seconded the following Motion:*

**MOTION:** *1) Forward to the City Commission a recommendation to remove College Park/University Heights-Heritage Overlay (100529) and Principles of Sustainability in Significant Decisions (040180) from the pending referral list as no further action needed; 2) the Committee continue to hear updates as appropriate on Contaminants from Cabot-Koppers Superfund Site (090648) and Design Charrette/Future use of the 39th Ave Public Works Compound (080980); and 3) at the next meeting the Committee hear items Gainesville Police Depart Area Off-Site Improvements (130091, Intercity Busses (121111) and an overview update on the Cabot-Koppers Superfund Site (090648).*

*The Motion passed and carried unanimously.*

**RECOMMENDATION** *The Community Development Committee review and*

*approve the pending referral list and proposed action schedule prepared by staff.*

**Approved, as shown above - See Motion(s)**

130596.

Affordable Housing Issues (B)

*The Planning and Development Services Director Steve lead a review and initiated continued discussion with the suggestion that when the affordable housing issue goes to the full City Commission the four housing items be consolidated into one umbrella item addressing the issues of each item. The four housing items to be consolidated are identified as 130596-Affordable Housing Issues, 140070-Commissioner Yvonne Hinson-Rawls Proposal for Affordable Housing, 130506-Strategic Initiative 6.2 and 130958-Small Affordable Apartments.*

*After discussion, the Community Development Committee recommended that staff create a report identifying concisely what staff has worked on the past few months and bring the report back to the Committee. If the staff report is approved, the report will be forwarded to the City Commission with a proposal that all four issues listed below have been addressed and culminated into a single document to allow further expounding by Commissioners' benchmarking and attorneys' legal elements for a single document expressing localized Gainesville's worthwhile thinking on affordable housing:*

- 1. Is affordable housing dispersed throughout the City?*
- 2. Would inclusionary zoning be an effective tool to be used in Gainesville relative to dispersed affordable housing?*
- 3. What are the impediments to affordable housing?*
- 4. What are the best tools to address the impediments to affordable housing?*

*The Community Development Committee recognized Ben Bressack to discuss container housing. Mr. Bressack shared that the price that was previously discussed for a 100 units was a lot of money but it was for a small compact house in a small space. If bedrooms space is added it is a lot cheaper to build so basically, we could build an affordable single family house. The Committee members expressed that they would like to see a business model if possible.*

**RECOMMENDATION**

*The Community Development Committee discuss Affordable Housing issues and direct staff as appropriate.*

**Discussed**

140070.

**Commissioner Yvonne Hinson-Rawls - Proposal for Affordable Housing (B)**

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**RECOMMENDATION** The Community Development Committee discuss this item Commissioner Yvonne Hinson-Rawls - Proposal for Affordable Housing and direct staff as appropriate.

**Discussed**

[130506.](#)

Strategic Initiative 6.1 - Ensure the quality and broad distribution of affordable housing throughout the City (B)

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**RECOMMENDATION** The Community Development Committee discuss this Strategic Initiative 6.2 - Ensure the quality and broad distribution of affordable housing throughout the City and

*direct staff as appropriate.*

**Discussed**

130958.

**Small Affordable Apartments (B)**

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**RECOMMENDATION**

*The Community Development Committee discuss the Small Affordable Apartments issue and direct staff as appropriate.*

**Discussed**

140190.

**Food Trucks (B)**

*The Planning and Development Services Director Steve Dush introduced this item and gave a brief history describing the current regulatory regimen regarding the manner in which Food Trucks are permitted and regulated within the Special Permit mechanism. The Community Development Committee heard input and discussion from: 1) interested citizen John Fleming, Trimark Properties; 2) vendors Tyler Black, Ameraucana Wood Fire (food truck based in Gainesville), Randi Elrad; and 3) staff Code Enforcement Manager Chris Cooper, Lead Planner Lawrence Calderon, Assistant City Attorney Sean McDermott, Economic Development and Innovation Director Erik Bredfeldt, Assistant City Manager Fred Murry. The Committee deliberated and expressed an interest in allowing Food Trucks to provide eating services to the community. After discussion, the following motion was made by Commissioner Wells and was approved unanimously.*

*MOTION: The Community Development Committee request the City Commission*

*direct staff to prepare an ordinance to address food trucks as a restaurant use as a permitted use and accessory use with operational criteria, including but not limited to separations from brick and mortar restaurants and hours of operation. The CDC also suggests that this ordinance include a sunset provision.*

**RECOMMENDATION**

*The Community Development Committee: 1) hear staff presentations; 2) discuss issues identified in the back-up; and, 3) direct staff as appropriate.*

**Approved, as shown above - See Motion(s)**

**MEMBER COMMENT**

**CDC CHARTER/SCOPE DISCUSSION**

**CITIZEN COMMENT**

**NEXT MEETING DATE**

*Wednesday, November 5, 2014 at 1:00 PM, City Hall*

**ADJOURNMENT - 3:00 PM**